

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** SERANZA PARK PRELIMINARY SUBDIVISION PLAN (PSP)

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Bryan Potts **CONTACT:** Brian M. Walker **EXT.** 7337

**Agenda Date** 1/10/07 **Regular** ☒ **Work Session** ☐ **Briefing** ☐  
**Special Hearing – 6:00** ☐ **Public Hearing – 7:00** ☐

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for the Seranza Park Subdivision, located approximately 1 mile west of Tuskawilla Road, west of Dodd Road on the south side of Dike Road, in Section 26, Township 21, Range 30, subject to the condition that the applicant receives a Progress Energy Transmission Right of Way (ROW) Use Permit – Tom Morris – applicant.

District 1- Bob Dallari

(Brian M. Walker - Planner)

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**BACKGROUND:**

The applicant, Tom Morris, is requesting preliminary subdivision approval for a 14 lot single family residential subdivision on 4.62 acres more or less.

The minimum lot size for the proposed subdivision is 8,400 SF, which complies with the development standards of the property's zoning designation of R-1.

The proposed subdivision is a re-plat of the Strickland Subdivision recorded in Plat Book 60, page 59.

The subject property has an existing 230' wide Progress Energy Easement running north south on the west side of the property. The proposed PSP shows road and retention within the Progress Energy Easement. The applicant has applied for a Transmission ROW Use Permit and has received preliminary approval for the PSP but will not receive final approval until Progress Energy has reviewed the final engineering plans. The PSP complies with the setback requirements of Progress Energy from their transmission lines and tower legs.

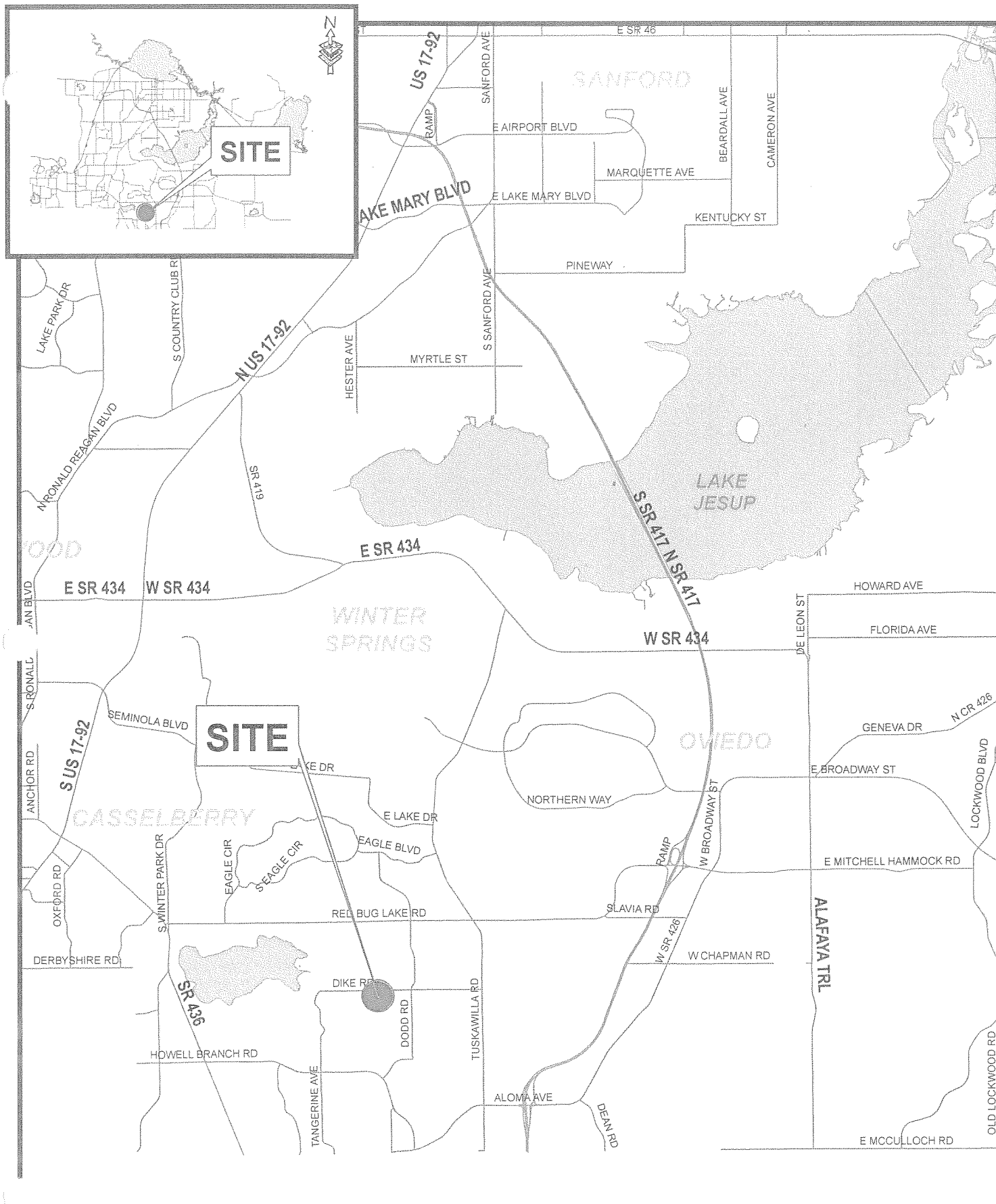
The proposed subdivision will be served by Seminole County water and sewer. The internal subdivision road will be public and dedicated to Seminole County.

**STAFF RECOMMENDATION:**

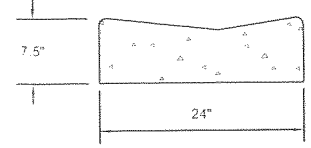
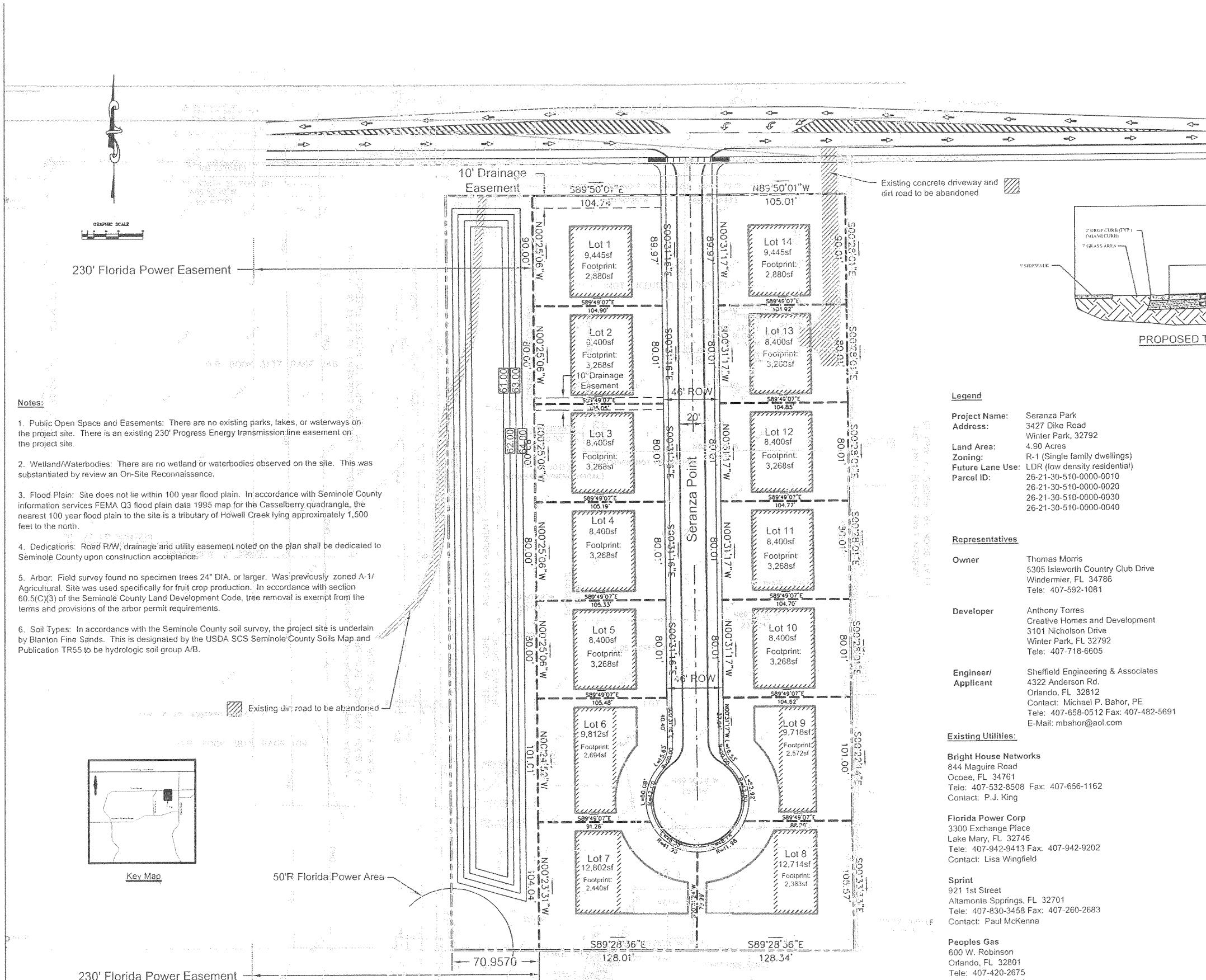
Staff recommends approval of the Preliminary Subdivision Plan for the Seranza Park Subdivision subject to the condition that the applicant receives a Progress Energy Transmission Right of Way (ROW) Use Permit.

Attachments: Location Map  
Preliminary Plan Reduction  
Strickland Subdivision Plat

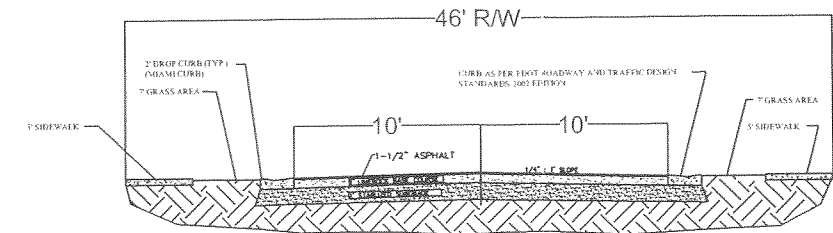
DR No. <u>04-05500021</u>
Parcel ID#: <u>26-21-30-510-0000-0010, 26-21-</u> <u>30-510-0000-0020, 26-21-30-</u> <u>510-0000-0030, 26-21-30-0000-</u> <u>0040</u>



## Seranza Park PSP



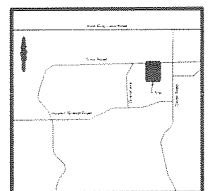
DROP (MIAMI) CURB (NTS)



PROPOSED TYPICAL ROADWAY CROSS-SECTION NTS

Notes:

- Public Open Space and Easements: There are no existing parks, lakes, or waterways on the project site. There is an existing 230' Progress Energy transmission line easement on the project site.
- Wetland/Waterbodies: There are no wetland or waterbodies observed on the site. This was substantiated by review an On-Site Reconnaissance.
- Flood Plain: Site does not lie within 100 year flood plain. In accordance with Seminole County information services FEMA Q3 flood plain data 1995 map for the Casselberry quadrangle, the nearest 100 year flood plain to the site is a tributary of Howell Creek lying approximately 1,500 feet to the north.
- Dedications: Road R/W, drainage and utility easement noted on the plan shall be dedicated to Seminole County upon construction acceptance.
- Arbor: Field survey found no specimen trees 24" DIA. or larger. Was previously zoned A-1/ Agricultural. Site was used specifically for fruit crop production. In accordance with section 60.5(C)(3) of the Seminole County Land Development Code, tree removal is exempt from the terms and provisions of the arbor permit requirements.
- Soil Types: In accordance with the Seminole County soil survey, the project site is underlain by Blanton Fine Sands. This is designated by the USDA SCS Seminole County Soils Map and Publication TR55 to be hydrologic soil group A/B.



Key Map

Legend

**Project Name:** Seranza Park  
**Address:** 3427 Dike Road  
Winter Park, 32792  
**Land Area:** 4.90 Acres  
**Zoning:** R-1 (Single family dwellings)  
**Future Lane Use:** LDR (low density residential)  
**Parcel ID:** 26-21-30-510-0000-0010  
26-21-30-510-0000-0020  
26-21-30-510-0000-0030  
26-21-30-510-0000-0040

Representatives

**Owner**  
Thomas Morris  
5305 Isleworth Country Club Drive  
Windermier, FL 34786  
Tele: 407-592-1081

**Developer**  
Anthony Torres  
Creative Homes and Development  
3101 Nicholson Drive  
Winter Park, FL 32792  
Tele: 407-718-6605

**Engineer/ Applicant**  
Sheffield Engineering & Associates  
4322 Anderson Rd.  
Orlando, FL 32812  
Contact: Michael P. Bahor, PE  
Tele: 407-658-0512 Fax: 407-482-5691  
E-Mail: mbahor@aol.com

Existing Utilities:

**Bright House Networks**  
844 Maguire Road  
Ocoee, FL 34761  
Tele: 407-532-8508 Fax: 407-656-1162  
Contact: P.J. King

**Florida Power Corp**  
3300 Exchange Place  
Lake Mary, FL 32746  
Tele: 407-942-9413 Fax: 407-942-9202  
Contact: Lisa Wingfield

**Sprint**  
921 1st Street  
Altamonte Springs, FL 32701  
Tele: 407-830-3458 Fax: 407-260-2683  
Contact: Paul McKenna

**Peoples Gas**  
600 W. Robinson  
Orlando, FL 32801  
Tele: 407-420-2675  
Contact: Carlos Quintana

**S. Seminole & N. Orange WTA**  
410 Lake Howell Road  
Maitland, FL 32794  
Tele: 407-628-3419 Fax: 407-628-0153  
Contact: Steve Miller

**Seminole County Water & Sewer Utilities**  
500 W. Lake Mary Boulevard  
Sanford, FL 32773  
Tele: 407-665-2028 Fax: 407-665-2019  
Contact: Becky Noggle

Site Data

**Zoning:**  
Existing: R-1 (Single Family Dwellings)

**Zoning Requirements:**  
Minimum Lot Size: 8,400 SF  
Minimum Lot Width: 70' (At Building Line)  
Min. Swelling Size: 700' SF (Living Area Only)  
Max. Building Height: 35'  
Min. R/W Width: 46' (Urban)  
Min. Road Width: 20' (Urban)  
Min. R/W Width: 42' Radius (Urban Cul-De-Sac)  
Min. Driveway Width: 12'  
Min. Parking Area: 200 SF

Yard Setback Requirements:

Min. Front Setback: 25'  
Min. Side Setback: 7.5' (15'-25' On Corner Lots)  
Min. Rear Setback: 30'

Site Data:

Project/Owned Area: 201,289 SF = 4.62 AC= 100%  
Number of Lots: 15 Lots

Pond Area: 19,436 SF = .45 AC= 9%  
New House Area: 42,675 SF = .97 AC= 22%  
New Roadway Area: 14,034 SF = .31 AC= 7%  
Approx. New Driveway Area: 3,840 SF = .09 AC= 2%  
Total Impervious Area: 79,985 SF = 1.82 AC= 40%

Area of Lots  
(Without Footprint/Driveways): 112,975 SF = 2.6 AC= 56%  
Other Green Area: 8,329 SF = .20 AC= 4%  
Total Pervious Area: 121,975 SF = 2.80 AC= 60%

Total Impervious Area: 79,985 SF = 1.82 AC= 40%  
Total Pervious Area: 121,975 SF = 2.80 AC= 60%  
Project/Owned Area: 201,289 SF = 4.62 AC= 100%

Description as prepared by John B. Webb & Associates, Inc.:

Lots 1 thru 4 of the Strickland Subdivision as recorded in Plat Book 60 at Page 59 of the Public Records of Seminole County, Florida at the East 20 feet of that particular parcel of land as described in the Official Records Book 3811, at Page 109 of the foresaid Public Records, Seminole County, Florida. More particularly described as follows:  
Commence at the Northeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of section 26, township 21 South, range 30 East, Seminole County, Florida. Thence run S00°28'01"E a distance of 50.00 feet to the Northeast corner of the aforesaid Lot 1; Said point being the Point of Beginning. Thence continue S00°28'01"E along the East line of Strickland Subdivision a distance of 616.75 feet to the Southeast corner of said Strickland Subdivision; Thence run N89°26'W along the South line of Strickland Subdivision and an extension thereof a distance of 347.31 feet; Thence run N00°25'00"W a distance of 614.33 feet; thence run S89°50'28"E along the South line of a 25 foot parcel of land dedeed to seminole DCounty in Official Record Book 2279, at Page 128 and the North line of the aforesaid Lot 1 a distance of 346.74 feet to the Point of Beginning; All lying and being situated in Section 26, Township 21 South, Range 30 East, Seminole County, Florida and contains 4.90 acres more or less.

Revisions

Date

Description

Sheffield Engineering & Associates

4322 Anderson Road, Orlando, FL 32812

M. P. Bahor, P.E. - President, PH. 407-658-0512

Civil and Environmental Engineering Services

Certificate of Authorization No.: 8409

DEC 13 2006

Date

Michael Paul Bahor

PE No. 54915

Preliminary Site Plan

Seranza Park

fka: Arias Subdivision

JRB

Drawn

HPB

Checked

As Noted

Scale

02/24/06

Date

5165

File

Dwg. No.

1